

EXHIBIT A



NIAGARA COUNTY – STATE OF NEW YORK
WAYNE F. JAGOW – NIAGARA COUNTY CLERK
P.O. BOX 461, LOCKPORT, NEW YORK 14095-0461

COUNTY CLERK'S RECORDING PAGE*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



INSTRUMENT #: 2013-09843

Receipt#: 2013159888

Clerk: MKS

Rec Date: 05/23/2013 03:30:55 PM

Doc Grp: DEED

Descrip: DEED

Num Pgs: 2

Party1: DIMATTEO GARY

DIMATTEO RENEE

Party2: OSTOLSKI MICHAEL J

OSTOLSKI DAWN

Town: WHEATFIELD

Recording:

Cover Page	8.00
Recording Fee	8.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 166.00

Transfer Tax
Transfer Tax 1676.00

Sub Total: 1676.00

Total: 1842.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 4148

Transfer Tax

Consideration: 419000.00

Transfer Tax 1676.00

Total: 1676.00

Record and Return To:

MICHAEL J & DAWN OSTOLSKI
7122 LARRY CT
NORTH TONAWANDA NY 14120

WARNING***

**** Information may change during the verification
process and may not be reflected on this page.**

Wayne F. Jagow
Niagara County Clerk

Warranty Deed with Lien Covenant
Re: 7122 Larry Court
Town of Wheatfield

THIS INDENTURE made the 21st day of May, 2013,

BETWEEN **GARY DiMATTEO** and **RENEE DiMATTEO**, his wife
7122 Larry Court, North Tonawanda, NY 14120

Grantors,

and

MICHAEL J. OSTOLSKI and
DAWN OSTOLSKI, husband and wife
2748 Driftwood Drive, Niagara Falls, NY 14304

Grantees,

WITNESSES, that the said Grantors, in consideration of ONE AND MORE Dollars, (\$1.00 & MORE) lawful money of the United States, paid by the Grantees, do hereby grant and release unto the Grantees, their heirs, successors and assigns forever:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Wheatfield, County of Niagara and State of New York, being part of Lot 30, Township 13, Range 8 of the Holland Land Company's Survey and according to a certain map of Renee Estates prepared by Ivan R. Klettke on May 1, 1979 and filed in the Niagara County Clerk's Office on September 6, 1979 in Book 48 of Microfilmed Maps page 4687, is known as Subdivision Lot 1 on the southwest side of Larry Court and Subdivision Lot 2 on the west side of Larry Court.

SUBJECT TO easements and restrictions of record, if any.

TOGETHER with the appurtenances and all the estate and rights of the Grantors in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said Grantees.

AND the said Grantors do covenant with said Grantees as follows:

FIRST: That the Grantees shall quietly enjoy the said premises.

SECOND: That the Grantors will forever WARRANT the title to said premises.

THIRD: Subject to the trust fund provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF:

 (L.S.)
GARY DiMATTEO

 (L.S.)
RENEE DiMATTEO

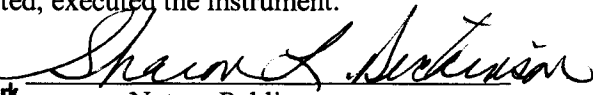
STATE OF NEW YORK

ss:

COUNTY OF NIAGARA

On the 21st day of May in the year 2013, before me, the undersigned, a notary public in and for said state, personally appeared GARY DiMATTEO and RENEE DiMATTEO, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the person upon behalf of which the individuals acted, executed the instrument.

SHARON L. DICKINSON
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 12/31/2013


Notary Public

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2 Pages
DEED

Clerk: MKS

Wayne F. Jagow, Niagara County Clerk

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